



CLASS A OFFICE BUILDING

10829 FALLS ROAD | LUTHERVILLE, MARYLAND 21093

FOR
SALE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Rare opportunity (first time in 26 years) to acquire an incredibly positioned boutique office/retail building in the heart of Greenspring Valley
- Beautifully appointed built-in furnishings throughout (fully renovated in 2000)
- Situated on Falls Road in a park-like setting
- Excellent visibility with pylon signage (20,000+ cars per day on Falls Road)
- Easy walking distance to adjacent Greenspring Station and Johns Hopkins Complex
- Incredible access to I-83, I-695, Lutherville, Towson and the surrounding market
- Public water and on-site septic system

BUILDING SIZE:

2,349 SF ±

LOT SIZE:

.43 ACRES ±

YEAR BUILT:

1927, 1955,
2000 (FULLY RENOVATED)

STORIES:

2

PARKING:

8 SURFACE SPACES

ZONING:

O-3 (OFFICE PARK)

SALE PRICE:

\$1,500,000



AERIAL



25

FALLS RD
20,602 AADT



GOOGLE STREET VIEW



MECH.

BATH

OFFICE

OFFICE

RECEPTION

OFFICE

OFFICE

EXISTING GRAVE SPACE

32'-0"

20'-4 1/4"

11'-4"

4'-1"

4'-1"

12'-2 1/2"

4'-1"

11'-0"

10'-5 3/8"

12'-5 3/8"

10'-8"

4'-0 1/4"

6'-2 3/4"

4'-1"

6'-0 1/4"

BATH

OPEN AREA

1ST FLOOR

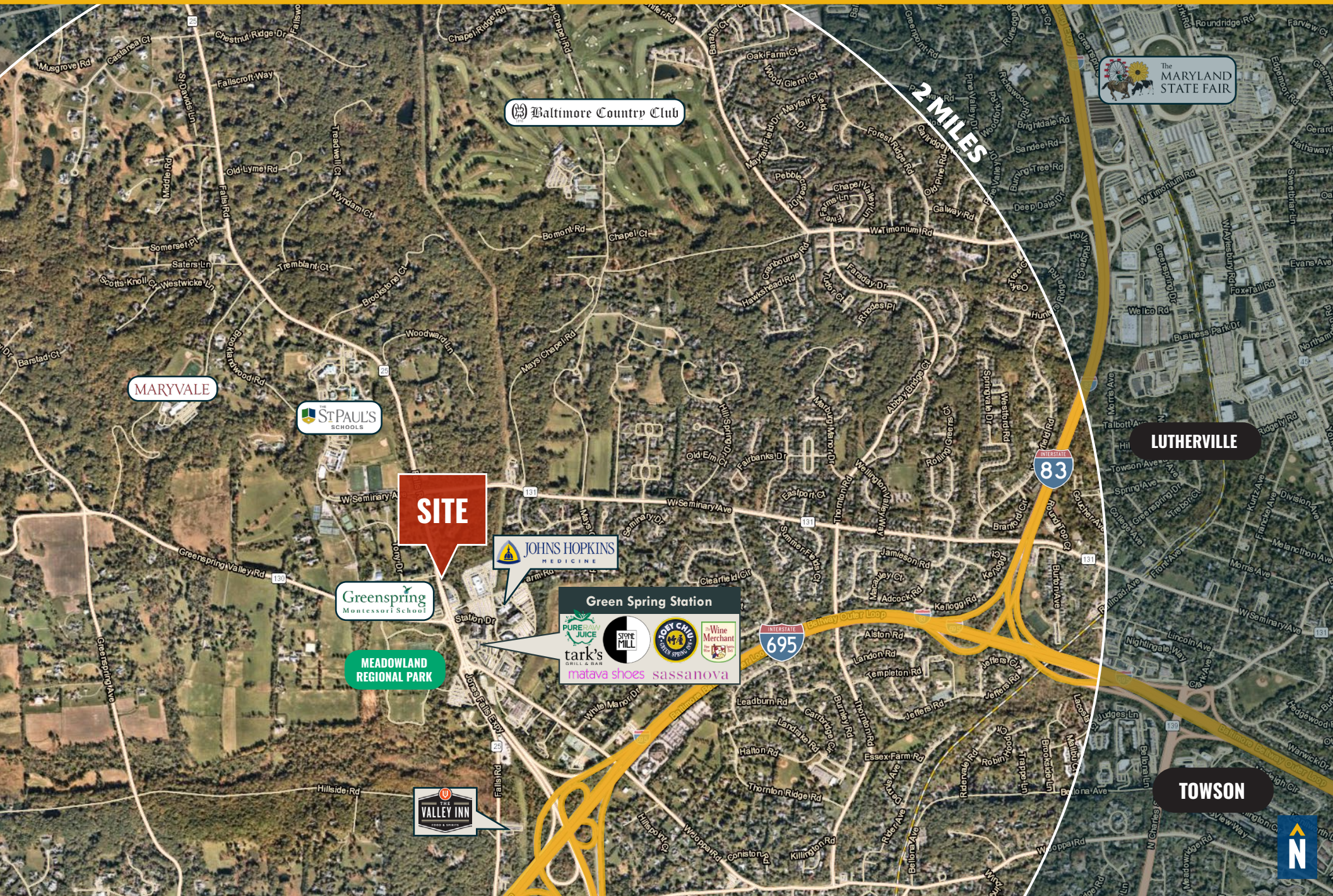
ADDITIONAL PHOTOS



INTERIOR PHOTOS



MARKET AERIAL



DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



1,764

44,640

188,261

DAYTIME POPULATION



5,642

53,408

240,656

AVERAGE HOUSEHOLD INCOME



\$231,025

\$188,730

\$152,088

NUMBER OF HOUSEHOLDS



632

18,841

75,542

MEDIAN AGE

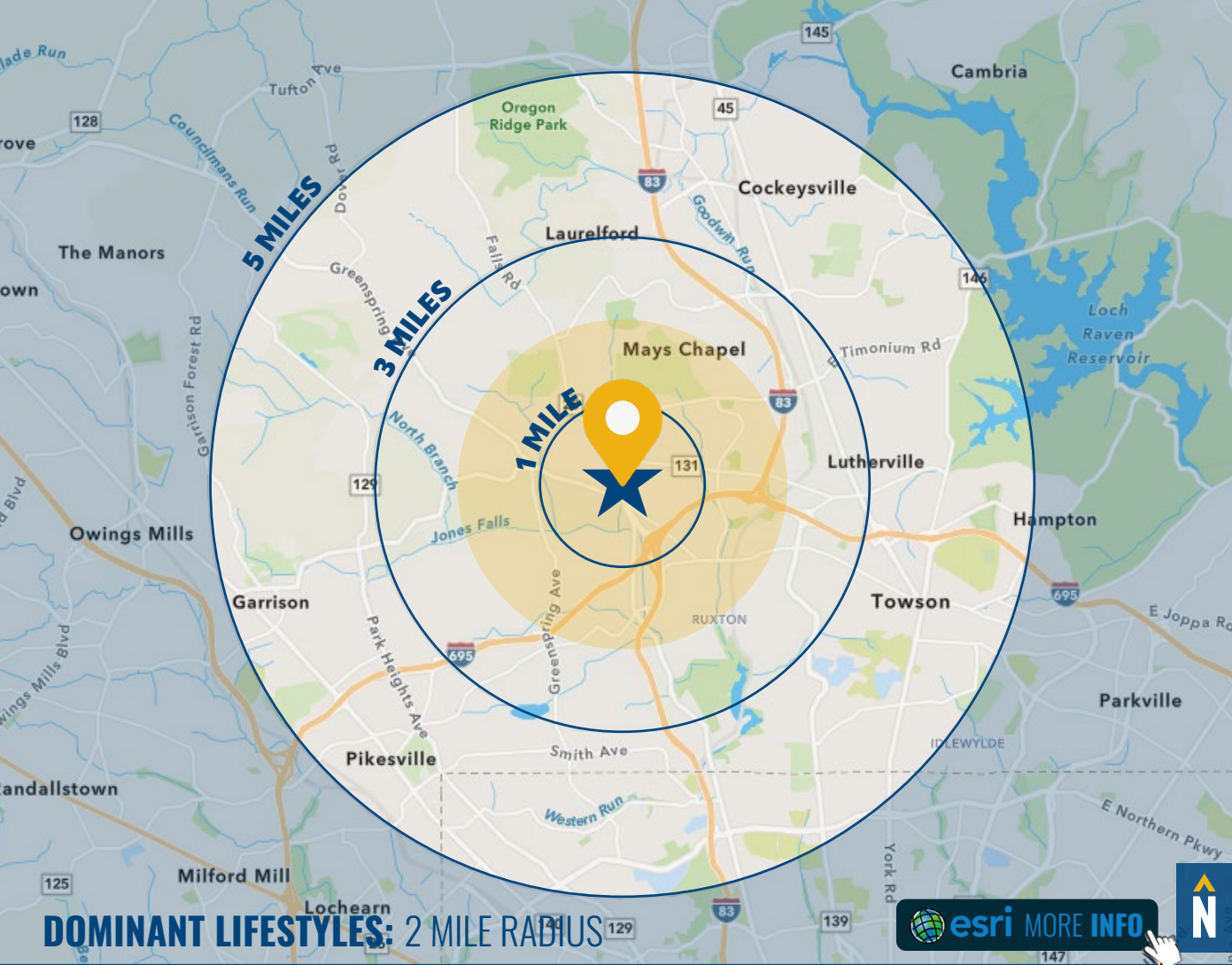


47.8

47.0

40.2

FULL DEMOS REPORT



DOMINANT LIFESTYLES: 2 MILE RADIUS

35%
TOP TIER



The residents of the wealthiest Tapestry market, Top Tier, earn more than 3x the US household income. They frequent upscale salons, spas and fitness centers and shop at high-end retailers for their personal effects.

Median Age: **47.3**

Median Household Income: **\$173,200**

21%
EXURBANITES



These residents are approaching retirement but show few signs of slowing down. They are active in their communities and seasoned travelers, with a lifestyle that is both affluent and urbane.

Median Age: **51.0**

Median Household Income: **\$103,400**

17%
SAVVY
SUBURBANITES



These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

Median Age: **45.1**

Median Household Income: **\$108,700**

FOR MORE INFO **CONTACT:**



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.

10829

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